



CITY OF MORGAN HILL

**CITY COUNCIL
MORGAN HILL REDEVELOPMENT AGENCY**

COUNCIL CHAMBERS

17555 PEAK AVENUE MORGAN HILL CALIFORNIA 95037

COUNCIL MEMBERS

Dennis Kennedy, Mayor
Steve Tate, Mayor Pro Tempore
Hedy L. Chang, Council Member
Cynthia J. Cook Council Member
Greg Sellers, Council Member

REDEVELOPMENT AGENCY

Dennis Kennedy, Chairperson
Greg Sellers, Vice-Chairperson
Hedy L. Chang, Agency Member
Cynthia J. Cook, Agency Member
Steve Tate, Agency Member

WEDNESDAY, JULY 12, 2000

AGENDA

JOINT MEETING

CITY COUNCIL SPECIAL MEETING

and

REDEVELOPMENT AGENCY SPECIAL MEETING

7:00 P.M.

CALL TO ORDER

(Mayor/Chairperson Kennedy)

ROLL CALL ATTENDANCE

(City Clerk/Agency Secretary Torrez)

DECLARATION OF POSTING OF AGENDA

Per Government Code 54954.2

(City Clerk/Agency Secretary Torrez)

SILENT INVOCATION

PLEDGE OF ALLEGIANCE

INTRODUCTIONS

Ken Howard, Police Officer
Ramon Ramos, Police Officer
David Ray, Animal Control Officer
Morgan Hill Police Department

CITY COUNCIL REPORT

Mayor/Chairperson Kennedy

CITY MANAGER'S REPORT

INTERIM CITY ATTORNEY'S REPORT

NOW IS THE TIME FOR COMMENTS FROM THE PUBLIC REGARDING ITEMS NOT ON THIS AGENDA.

(See notice attached to the end of this agenda.)

**PUBLIC COMMENTS ON ITEMS APPEARING ON THIS AGENDA WILL BE TAKEN AT THE TIME THE
ITEM IS ADDRESSED BY THE COUNCIL. PLEASE COMPLETE A SPEAKER CARD AND PRESENT
IT TO THE CITY CLERK.**

(See notice attached to the end of this agenda.)

City Council Action

CONSENT CALENDAR:

The Consent Calendar, Agenda Items #1 through #10 may be acted upon with one motion, a second and the vote. The Consent Calendar items are of a routine or generally uncontested nature and may be acted upon with one motion. Pursuant to Section 5.1 of the City Council Rules of Conduct, any member of the Council or public may request to have an item pulled from the Consent Calendar to be acted upon individually.

Time

Estimate

Page

Consent Calendar: 1 - 10 Minutes

- | | |
|----|--|
| 1. | <u>ACCEPTANCE OF PUBLIC IMPROVEMENTS FOR MISSION RANCH PHASE
1 (TRACT 9037)</u> 1
<u>Recommended Action:</u>
1. <u>Adopt</u> Resolution No. 5412 accepting the public improvements for Tract 9037,
commonly known as Cochrane Road - Mission Ranch Phase I; and
2. <u>Direct</u> the City Clerk to file a Notice of Completion with the County Recorder's office. |
| 2. | <u>FINAL MAP ACCEPTANCE FOR SPRING MANOR (TRACT 9252)</u> 7
<u>Recommended Action:</u>
1. <u>Approve</u> the final map, subdivision agreement and improvement plans;
2. <u>Authorize</u> the City Manager to sign the Subdivision Improvement Agreement on
behalf of the City; and
3. <u>Authorize</u> the recordation of the map and the Subdivision Improvement
Agreement following recordation of the Development Improvement Agreement. |

3.	<u>AWARD CONTRACT TO PROVIDE PLAN CHECKING SERVICES ON AN AS NEEDED BASIS</u>	19
	<u>Recommended Action:</u>	
	1. <u>Approve</u> the FY 00-01 contract with Harris & Associates to provide contract plan checking services on an as-needed basis at a not-to-exceed fee of \$95,000; and	
	2. <u>Authorize</u> the City Manager to execute the contract.	
4.	<u>AWARD CONTRACT TO PROVIDE PUBLIC WORKS INSPECTION SERVICES ON AN AS-NEEDED BASIS</u>	29
	<u>Recommended Action:</u>	
	1. <u>Approve</u> the FY 00-01 contract with Testing Engineers, Inc. (TEI) to provide public works inspection services on an as-needed basis at a not-to-exceed fee of \$127,000; and	
	2. <u>Authorize</u> the City Manager to execute the contract.	
5.	<u>ACCEPTANCE OF PUBLIC IMPROVEMENTS FOR COYOTE ESTATES PH. IV (TRACT 9140)</u>	37
	<u>Recommended Action:</u>	
	1. <u>Adopt</u> Resolution No. 5413 accepting the public improvements for Tract 9140, commonly known as Malaguerra Avenue - Coyote Ranch Phase IV; and	
	2. <u>Direct</u> the City Clerk to file a Notice of Completion with the County Recorder's Office.	
6.	<u>PUBLIC WORKS MAINTENANCE CONTRACTS FOR FY 2000-2001</u>	43
	<u>Recommended Action:</u>	
	1. <u>Approve</u> one year extension to Agreements for Telekey SCADA Systems, Inc., Peek Traffic-Signal Maintenance, Inc. and Diablo Landscape Management, Inc.;	
	2. <u>Approve</u> amendment increasing Maier and Dougherty Pump Service contract amount in 2000-01 by \$17,000 for additional work; and	
	3. <u>Award</u> well maintenance contract to Salinas Pump Company, Inc.	
7.	<u>SUBDIVISION, SD-00-09: HALE-GLENROCK/SHEA</u>	93
	<u>Recommended Action:</u> <u>Take no action</u> on the subdivision application, thereby concurring with the Planning Commission's decision regarding approval of the subdivision map.	
8.	<u>REQUEST FOR SUPPORT OF A NOVEMBER 2000 WOMEN AND GIRLS STRATEGY SUMMIT</u>	111
	<u>Recommended Action:</u> <u>Endorse</u> the <i>Forum on Women and Girls 2000 & Beyond</i> and Fund \$500 for the Event.	
9.	<u>APPROVAL OF ADDENDUM TO SPECIAL CITY COUNCIL MEETING MINUTES OF JUNE 21, 2000</u>	119
10.	<u>APPROVAL OF SPECIAL CITY COUNCIL MEETING MINUTES OF JUNE 28, 2000</u>	123

PUBLIC HEARINGS:

	Time Estimate		Page
11.	10 minutes	<u>CONTINUED PUBLIC HEARING, CONFIRMING THE SANTA CLARA COUNTY FIRE MARSHAL'S REPORT RELATING TO BRUSH ABATEMENT</u> <u>Recommended Action:</u> Request staff presentation. Public Hearing opened. Please limit your remarks to 3 minutes. Public Hearing closed. Council discussion. Action - <u>Motion to Accept</u> Report from the Santa Clara County Fire Marshal's Office on the 2000-Brush Abatement Program; and Action - <u>Motion to Adopt</u> Resolution No. 5407 that confirms the report from the Santa Clara County Fire Marshal's Office that sets forth the description of property and the owners and requiring the abatement of the brush nuisance.	125
12.	1 minute	<u>DEVELOPMENT AGREEMENT AMENDMENT APPLICATION , DA-00-03: HALE - GLENROCK</u> <u>Recommended Action:</u> Request staff presentation. Public Hearing opened. Please limit your remarks to 3 minutes. Public Hearing closed. Council discussion. Action- <u>Motion to waive</u> the reading in full of the Development Agreement Ordinance No. 1485, N.S. <u>Motion to introduce</u> Ordinance 1485, N.S. by title only.	131
13.	30 minutes	<u>APPEAL APPLICATION AP 00-04: E. DUNNE - B.H. PACIFIC</u> <u>Recommended Action:</u> Request staff presentation. Public Hearing Opened. Action -- <u>Motion to Continue</u> Public Hearing to July 19, 2000.	161
14.	10 minutes	<u>TEXT AMENDMENT - REVISION TO RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) STANDARDS AND CRITERIA. APPLICATION ZA- 00-07.</u> <u>Recommended Action:</u> Request staff presentation. Public Hearing opened. Please limit your remarks to 3 minutes. Public Hearing closed. Council discussion. Action- <u>Motion to waive</u> the reading in full of Ordinance No. 1486, N.S., amending the Standards and Criteria and Procedures of the Residential Development Control System. <u>Motion to introduce</u> Ordinance No. 1486, N.S. by title only.	203

OTHER BUSINESS:

	Time Estimate		Page
15.	60 minutes	<u>PROPOSALS FOR MEDICAL SERVICES IN MORGAN HILL</u>	227
		<u>Recommended Action:</u> <u>Discuss</u> the supplemental materials submitted by proposers and direct staff as to how to proceed with the proposals.	

City Council & Redevelopment Agency Action

CONSENT CALENDAR:

The Consent Calendar, Agenda Items #16 through #18 may be acted upon with one motion, a second and the vote. The Consent Calendar items are of a routine or generally uncontested nature and may be acted upon with one motion. Pursuant to Section 5.1 of the City Council Rules of Conduct, any member of the Council or public may request to have an item pulled from the Consent Calendar to be acted upon individually.

	Time Estimate		Page
		Consent Calendar: 1 - 10 Minutes	
16.		<u>APPROVAL OF SPECIAL JOINT CITY COUNCIL AND SPECIAL REDEVELOPMENT AGENCY MEETING MINUTES OF JUNE 14, 2000</u>	229
17.		<u>APPROVAL OF JOINT REGULAR CITY COUNCIL AND SPECIAL REDEVELOPMENT AGENCY MEETING MINUTES OF JUNE 21, 2000</u>	245
18.		<u>APPROVAL OF JOINT REGULAR REDEVELOPMENT AGENCY AND SPECIAL CITY COUNCIL MEETING MINUTES OF JUNE 28, 2000</u>	255

PUBLIC HEARING:

19.	20 minutes	<u>AGREEMENTS WITH LLAGAS VALLEY INVESTORS FOR THE RELOCATION AND REHABILITATION OF THE OLD MORGAN HILL ELEMENTARY SCHOOL BUILDING</u>	271
		<u>Recommended Action:</u> Request staff presentation. Public Hearing opened. Please limit your remarks to 3 minutes. Public Hearing closed. Council/Agency Discussion.	
		<u>City Council Action:</u>	
		Action - <u>Motion to Adopt</u> Resolution 5415 Approving the Sale of the Old Morgan Hill School building to Llagas Valley Investors for Development and Payment by the Redevelopment Agency of Part of the Cost of the Installation and Construction of Related Public Improvements.	
		<u>Redevelopment Agency Action:</u>	
		Action - <u>Motion to Adopt</u> Resolution MHRA-223 Approving the Sale of the Old Morgan Hill School Building to Llagas Valley Investors for Development	

Action - and Payment by the Agency of Part of the cost of the Installation and Construction of Related Public Improvements; and
Motion to Appropriate \$626,000 from the Redevelopment Agency's 317 (Agency non-housing funds) Fund Balance.

Redevelopment Agency Action

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Consent Calendar: 1 - 10 Minutes

20. **AGREEMENT FOR PROFESSIONAL SERVICES TO CONDUCT BURROWING OWL STUDY** 419
Recommended Action:
1. **Authorize** the Agency Executive Director to Enter into a Contract with Albion Environmental, Inc. for \$56,204 to conduct a Citywide burrowing Owl Study, and
2. **Direct** Staff to solicit applicants for the Plan Task Force.

OPPORTUNITY FOR PUBLIC COMMENT

CLOSED SESSION:

- | | |
|-------------------|---|
| | 1. |
| 10 minutes | CONFERENCE WITH LEGAL COUNSEL - POTENTIAL LITIGATION |
| | Legal Authority: Government Code 54956.8 & 54956.9(c) (1potential case) |
| | Real Property(ies) involved: APN 728-31-007 & 008; 25.50 acres located on the southwesterly side of Mission View and Cochrane Road; and APN 728-31-009 - 12.88 acres located on the southeast corner of Cochrane and Highway 101 (St. Louise Hospital property) |
| | City Negotiators: Agency Members; Executive Director; Interim Agency Counsel; and F. Gale Conner, special counsel |
| | Closed Session Topic: Potential Litigation |
| | 2. |
| 30 minutes | CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION |
| | Initiation of litigation pursuant to Government Code section 54956.9(c) - One (1) potential case |

RECONVENE

CLOSED SESSION ANNOUNCEMENT

FUTURE COUNCIL-INITIATED AGENDA ITEMS:

Note: in accordance with Government Code Section 54954.2(a), there shall be no discussion, debate and/or action taken on any request other than providing direction to staff to place the matter of business on a future agenda.

ADJOURNMENT